

RESTRICTIVE COVENANTS FOR SECTION "A" NICHOLS SUBDIVISION

The following restrictive covenants shall apply to all of the land in Section "A" Nichols Subdivision as shown on the within plat in Section 2, Township 2, Range 6 West in DeSoto County, Mississippi.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than two cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot, and in such case, the interior lot lines may be disregarded insofar as side yard requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed without subdivision approval as may be then required by the appropriate governing authority.
2. No building shall be erected, placed or altered on any lot until the construction plans and specifications have been approved by Joe C. Nichols and Katherine D. Nichols for so long as they own any lot in the subdivision.
3. No dwelling shall be permitted in Section "A" Nichols Subdivision having a ground floor area in the main structure of not less than 1100 square feet and not less than 900 square feet in 1st story structure, exclusive of porches and garages. All dwellings will be of brick veneer construction.
4. All wells and sanitary facilities must be approved by the Mississippi State Health Department before being used.
5. All dwellings and other structures constructed on the lots must be in compliance with the requirements of the DeSoto County Planning Commission and its successors.
6. Easements five feet wide for installation and maintenance of utilities and drainage facilities are reserved over the rear and along both sides of each lot.
7. No obnoxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
9. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Witness the signature of the owners this the 15 day of Sept, 1963.

Joe C. Nichols
Katherine D. Nichols

OWNERS CERTIFICATE OF DEDICATION

We, Joe C. Nichols and Katherine D. Nichols, the undersigned owners of the property as shown hereon, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that we are the owners in fee simple of the property, and that said property is not encumbered by any mortgage, or any taxes that have become due and payable. This the 15 day of Sept, 1963.

Joe C. Nichols
Katherine D. Nichols

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, Joe C. Nichols and Katherine D. Nichols, who acknowledged that they signed and delivered the foregoing plat and certificate on the day and date therein mentioned for the purposes therein expressed.

Given under my hand and official seal of office this the 15 day of Sept, 1963.

My commission expires Jan 11 1964

Notary Public

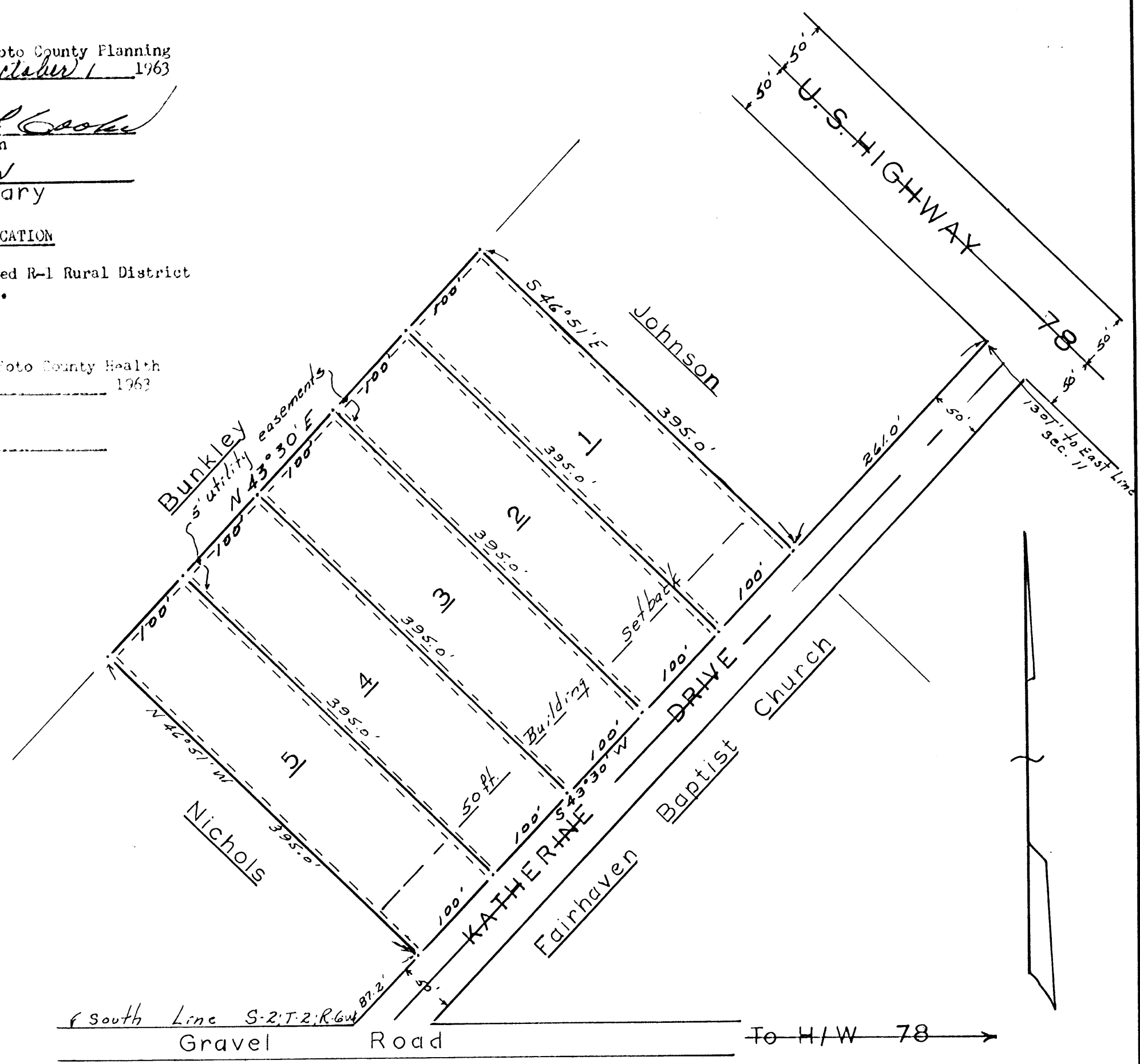
Approved by the Board of Supervisors of DeSoto County, Mississippi, on the 9th day of Oct. 1963.
President
Attest: James P. Sipton (SEAL)
Clark of the Board

Approved by the DeSoto County Planning Commission, Dated October 1, 1963
Chairman
Secretary

ZONING CLASSIFICATION
This property is zoned R-1 Rural District on date of recording.

Approved by the DeSoto County Health Department, Dated _____ 1963
By: _____
Sanitarian

STATE OF MISSISSIPPI
COUNTY OF DESOTO
I hereby certify that the subdivision plat hereon was filed for record in my office at 11 AM o'clock on the 11th day of JAN 1966 and immediately recorded in Plat Book No. 4, Page 20
James P. Sipton
Chancery Court Clerk



NICHOLS SUBDIVISION
5.40 Acres of Section 2, T-2-S; R-6-W
DESOTO COUNTY, MISS.
SEPTEMBER 1963 Scale: 1"=100'
SECTION "A"
J.E. Lauderdale, Engineer
Graphic Scale 1/4" = 10 Feet

CERTIFICATE OF SURVEY
I hereby certify that I have surveyed the above described property, and that this plat conforms with said survey, and that same is true and correct.
J.E. Lauderdale
J.E. Lauderdale, Civil Engineer
Date Certificate No. LS 1118